

PRELIMINARY PLAT  
*VILLA RIALTO PHASE II*  
*CONDOMINIUM SUBDIVISION*  
7820 E. BASELINE ROAD

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 7 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN – MARICOPA COUNTY, ARIZONA.

SHEET INDEX

|   |                  |
|---|------------------|
| 1 | COVER SHEET      |
| 2 | PRELIMINARY PLAT |

LEGAL DESCRIPTION (APN 218-57-978)

THAT PORTION OF LOT 2, SECTION 32, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 32, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2;  
THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, 1 192.28 FEET TO THE CENTERLINE OF 78" STREET, AS SET FORTH ON THE "PLAT" OF DESERT SANDS GOLF AND COUNTRY CLUB UNIT SIX, ACCORDING TO BOOK 143 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA;  
THENCE NORTH 00 DEGREES 24 MINUTES 55 SECONDS WEST, ALONG THE CENTERLINE OF SAID 78" STREET, 305.01 FEET TO A POINT LYING SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 25 FEET FROM THE SOUTHWEST CORNER OF LOT 1161 OF SAID "PLAT";  
THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS EAST 25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1161;  
THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF LOTS 1161 THROUGH 1176 OF SAID "PLAT", 1009.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 176;  
THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 30 SECONDS EAST 50 FEET TO THE SOUTHWEST CORNER OF LOT 1025 OF SAID "PLAT";  
THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1025, TO THE SOUTHEAST CORNER OF SAID LOT 1025;  
THENCE SOUTH 00 DEGREES 25 MINUTES 10 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 2, 305.01 FEET TO THE POINT OF BEGINNING;  
EXCEPT ANY PORTION THEREOF LYING WITHIN 78" STREET, AS SET FORTH ON SAID "PLAT"; AND  
EXCEPT ANY PORTION THEREOF LYING WITHIN 80" STREET, AS SET FORTH ON SAID "PLAT"; AND  
EXCEPT ANY PORTION THEREOF LYING EAST OF THE EAST LINE OF 80TH STREET, AS SET FORTH ON SAID "PLAT"; AND  
EXCEPT THAT PORTION OF SAID LOT 2 BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 176, DESERT SANDS GOLF AND COUNTRY CLUB UNIT SIX, ACCORDING TO BOOK 143 OF MAPS, PAGE 8;  
THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF 80TH STREET;  
THENCE SOUTH 0 DEGREES 25 MINUTES 10 SECONDS EAST ALONG THE CENTERLINE OF 80TH STREET AS SHOWN ON SAID PLAT, A DISTANCE OF 305.01 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;  
THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 848.51 FEET;  
THENCE NORTH 0 DEGREES 24 MINUTES 55 SECONDS WEST, A DISTANCE OF 305.01 FEET TO A POINT ON THE SOUTH LINE OF SAID DESERT SANDS GOLF AND COUNTRY CLUB UNIT SIX;  
THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE OF SAID DESERT SANDS GOLF AND COUNTRY CLUB UNIT SIX, A DISTANCE OF 823.48 FEET TO THE POINT OF BEGINNING; AND  
EXCEPT 1/16 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY LAWS OF THE UNITED STATES, OR OF THE STATE OF ARIZONA, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED IN PATENT FROM THE STATE OF ARIZONA, RECORDED IN DOCKET 11529, PAGE 1243 AND AT RECORDING NO. 90-44617; AND  
EXCEPT 50% OF REMAINING MINERAL RIGHTS AS RESERVED IN DOCKET 7194, PAGE 430.

LEGAL DESCRIPTION (APN 218-57-987)

THAT PORTION OF LOT 2, SECTION 32, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1176, DESERT SANDS GOLF AND COUNTRY CLUB UNIT SIX, ACCORDING TO BOOK 143 OF MAPS, PAGE 8;  
THENCE NORTH 89°58'30" EAST, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF 80TH STREET;  
THENCE SOUTH 0°25'10" EAST ALONG THE CENTERLINE OF 80TH STREET AS SHOWN ON SAID PLAT, A DISTANCE OF 305.01 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;  
THENCE SOUTH 89°58'30" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 848.51 FEET;  
THENCE NORTH 0°24'55" WEST, A DISTANCE OF 305.01 FEET, TO A POINT ON THE SOUTH LINE OF SAID DESERT SANDS GOLF AND COUNTRY CLUB UNIT SIX;  
THENCE NORTH 89°58'30" EAST ALONG SAID SOUTH LINE OF SAID DESERT SANDS GOLF AND COUNTRY CLUB UNIT SIX, A DISTANCE OF 823.48 FEET TO THE POINT OF BEGINNING;  
EXCEPT ANY PART THEREOF LYING WITHIN 80TH STREET AS DESIGNATED ON PLAT OF DESERT SANDS GOLF AND COUNTRY CLUB UNIT SIX, ACCORDING TO BOOK 143 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA; AND  
EXCEPT 1/16TH OF ALL OIL, GASES AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES; AND  
EXCEPT 50% OF THE REMAINING MINERAL RIGHTS HELD BY GRANTOR IN DEED RECORDED IN DOCKET 7194, PAGE 430.

LAND USE TABLE

| USE           |                                                                            | AREA (SF) | AREA (AC) |
|---------------|----------------------------------------------------------------------------|-----------|-----------|
| R/W           | EXISTING 65' PUBLIC RIGHT-OF-WAY (BASELINE ROAD)                           | 25538     | 0.58      |
| R/W           | EXISTING 25' PUBLIC RIGHT-OF-WAY (78TH STREET)                             | 6949      | 0.16      |
| TRACT A       | INGRESS, EGRESS, DRAINAGE & UTILITIES                                      | 13854     | 0.32      |
| BUILDING AREA | INDIVIDUAL UNIT BUILDINGS                                                  | 26125     | 0.60      |
| COMMON AREA   | LANDSCAPE, RETENTION, RECREATION, DRIVEWAYS, PARKING, SIDEWALKS & DRAINAGE | 45090     | 1.04      |

SITE DATA

TAX ASSESSOR'S PARCEL NUMBERS: 218-57-978 & 218-57-987  
PROPOSED ZONING: RM-3 (MULTIPLE RESIDENCE DISTRICT)

PROPOSED TOTAL NUMBER OF BUILDINGS: 5  
PROPOSED TOTAL NUMBER OF UNITS: 30  
PROJECTED POPULATION: 60

PROPOSED GROSS SITE AREA: 117,413 SF OR 2.70 ACRES  
PROPOSED GROSS DENSITY: 11.1 DU/ACRE

PROPOSED NET SITE AREA: 85,069 SF OR 1.95 ACRES  
PROPOSED NET DENSITY: 15.38 DU/AC

DEVELOPER

BELA FLOR COMMUNITIES, LLC  
1635 N. GREENFIELD ROAD  
SUITE 115  
MESA, ARIZONA 85205  
CONTACT: HUDD HASSELL  
T. 602-525-0000

ENGINEER

E & A CONSULTING GROUP, INC.  
2001 W. CAMELBACK ROAD  
SUITE 200  
PHOENIX, AZ 85015  
T. 602-242-0020  
F. 602-242-5722

ARCHITECT/PLANNER

E-PROJECT, LLC  
917 W. KATHLEEN ROAD  
PHOENIX, AZ 85023  
T. 602-481-9282  
F. 480-359-4407

BENCHMARK

BRASS TAG IN THE TOP OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF BASELINE ROAD AND SOSSAMAN ROAD.  
ELEVATION = 1388.32 (CITY OF MESA DATUM)

BASIS OF BEARING

SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, BEING THE MONUMENT LINE OF BASELINE ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, PER THE FINAL PLAT OF VILLA RIALTO, A CONDOMINIUM, RECORDED IN BOOK 881 OF MAPS, PAGE 29, MARICOPA COUNTY RECORDS.

FLOOD ZONE INFORMATION

THIS PROJECT IS LOCATED WITHIN ZONE "X" PER MAP NUMBER: 04013C2295L, DATED OCTOBER 16, 2013.  
ZONE "X" IS DEFINED AS:  
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTES

- ALL LANDSCAPED AREAS AND TRACT A SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
- ALL EXISTING OVERHEAD UTILITY LINES WITHIN THE PROJECT AREA SHALL BE PLACED UNDERGROUND AS REQUIRED.
- THE INTERIOR ROADWAY AND DRIVEWAYS SHOWN SHALL BE PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
- POTABLE WATER MAINS AND SEWER MAINS SHALL BE PUBLIC AND BE MAINTAINED BY THE CITY OF MESA.
- ALL AREAS NOT WITHIN TRACT A OR BUILDING AREA SHALL BE CONSIDERED COMMON AREA.

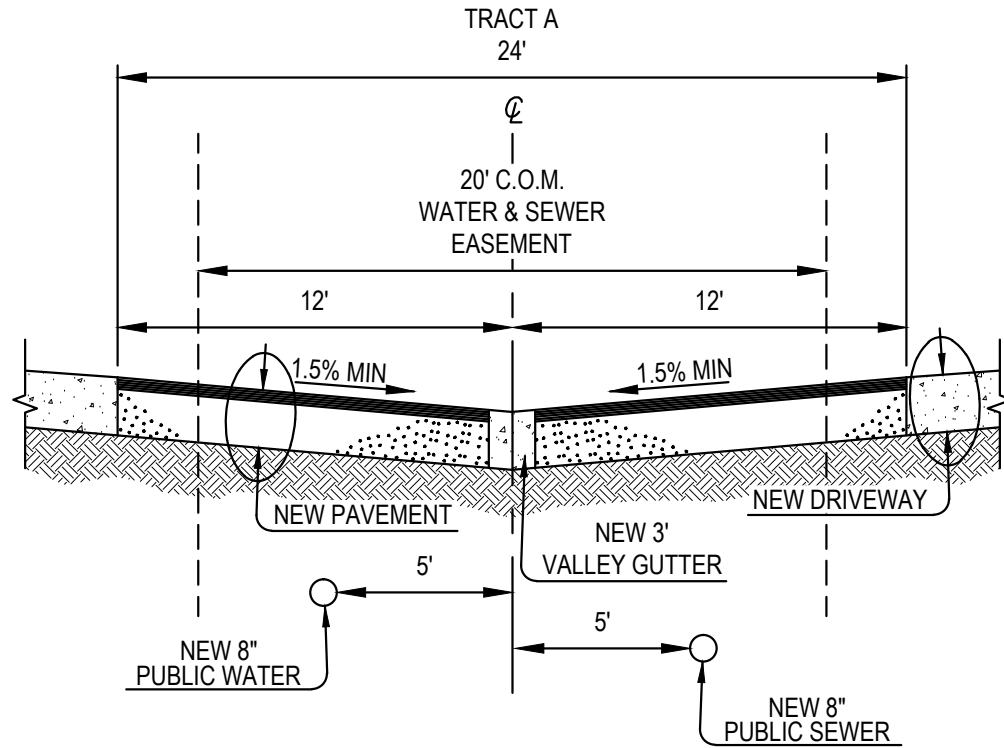
ABBREVIATIONS

|        |                          |
|--------|--------------------------|
| M.C.R. | MARICOPA COUNTY RECORDER |
| A.P.N. | ASSESSOR'S PARCEL NUMBER |
| EX.    | EXISTING                 |
| PUE    | PUBLIC UTILITY EASEMENT  |
| R/W    | RIGHT-OF-WAY             |
| DKT    | DOCKET                   |
| BK     | BOOK                     |
| PG     | PAGE                     |
| CONC.  | CONCRETE                 |
| SF     | SQUARE FEET              |
| AC     | ACRES                    |
| ESMT   | EASEMENT                 |
| LS     | LAND SURVEYOR            |
| D/W    | DRIVEWAY                 |
| S/W    | SIDEWALK                 |
| TYP    | TYPICAL                  |
| PP     | POWER POLE               |

LEGEND

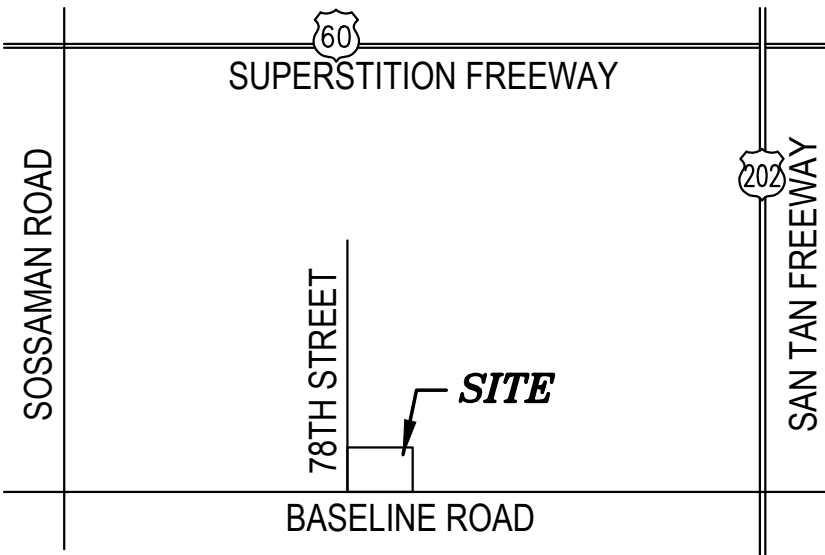
|  |                                 |
|--|---------------------------------|
|  | PROPOSED CATCH BASIN            |
|  | PROPOSED WATER METER BOX        |
|  | PROPOSED WATER VALVE            |
|  | PROPOSED FIRE HYDRANT           |
|  | PROPOSED SEWER MANHOLE          |
|  | EXISTING SEWER MANHOLE          |
|  | EXISTING STORM DRAIN MANHOLE    |
|  | EXISTING SANITARY SEWER         |
|  | EXISTING WATER LINE             |
|  | EXISTING UNDERGROUND ELECTRIC   |
|  | EXISTING NATURAL GAS            |
|  | EXISTING TELECOMMUNICATION LINE |
|  | EXISTING STORM DRAIN            |
|  | EXISTING PROPERTY LINE          |
|  | PROPOSED BUILDING SETBACK LINE  |
|  | PROPOSED EASEMENT (AS NOTED)    |
|  | EXISTING CMU WALL               |
|  | EXISTING CONTOUR                |

PROPOSED CATCH BASIN  
PROPOSED WATER METER BOX  
PROPOSED WATER VALVE  
PROPOSED FIRE HYDRANT  
PROPOSED SEWER MANHOLE  
EXISTING SEWER MANHOLE  
EXISTING STORM DRAIN MANHOLE  
EXISTING SANITARY SEWER  
EXISTING WATER LINE  
EXISTING UNDERGROUND ELECTRIC  
EXISTING NATURAL GAS  
EXISTING TELECOMMUNICATION LINE  
EXISTING STORM DRAIN  
EXISTING PROPERTY LINE  
PROPOSED BUILDING SETBACK LINE  
PROPOSED EASEMENT (AS NOTED)  
EXISTING CMU WALL  
EXISTING CONTOUR



TYPICAL SECTION  
PRIVATE STREET  
LOOKING EAST

N.T.S.



VICINITY MAP

N.T.S.

E & A CONSULTING GROUP, INC.  
Engineering • Planning • Environmental & Field Services

2001 West Camelback Road, Suite 200 Phoenix, AZ 85015  
Phone: 602-242-0020 Fax: 602-242-5722  
www.eaag.com



VILLA RIALTO PHASE II  
7820 E. BASELINE ROAD  
MESA, AZ

COVER SHEET

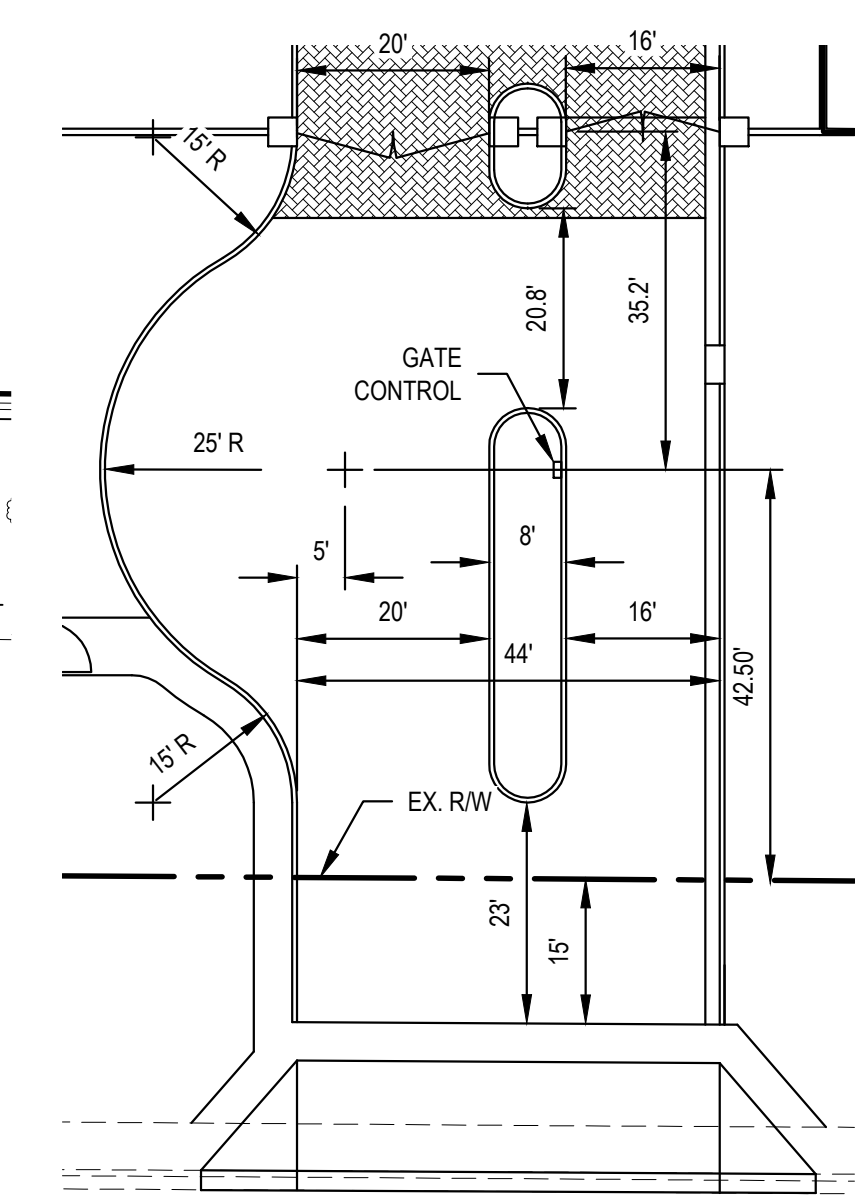
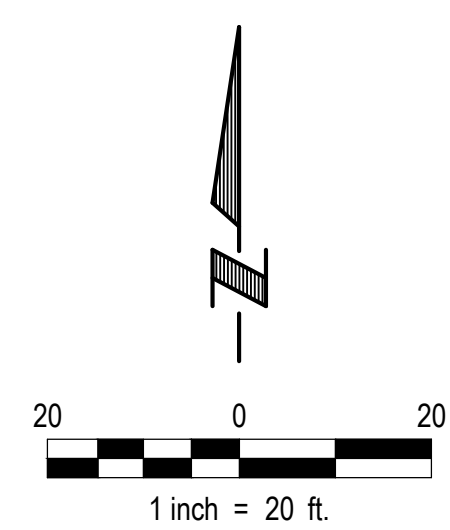
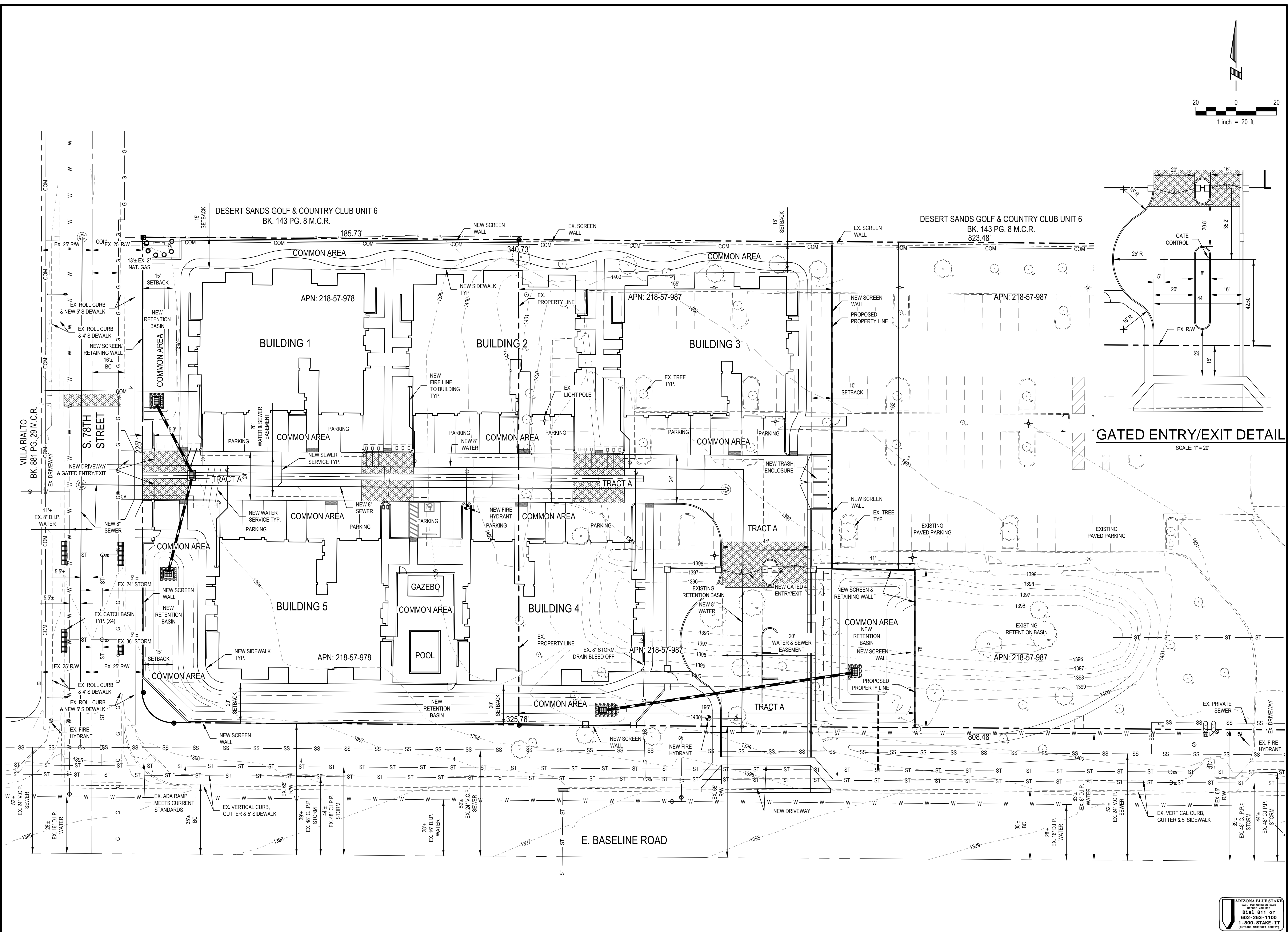


| Revision     | Description | Date | No. |
|--------------|-------------|------|-----|
| 2013.10.04   | 08/03/16    |      |     |
| Designed By: | M.L.L.      |      |     |
| Drawn By:    | M.L.L.      |      |     |
| Scale:       | NONE        |      |     |
| Sheet:       | 1           | of   | 2   |



8/3/2015 9:45 AM K:\Projects\2013\1104\45987\PRELIM PLAT\2013-10-04-PT 1.dwg

Mat Lundberg



GATED ENTRY/EXIT DETAIL  
SCALE: 1" = 20'

**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services  
2001 West Camelback Road, Suite 200 Phoenix, AZ 85015  
Phone: 602.242.0020 Fax: 602.242.5722  
www.eaag.com

**E & A CONSULTING GROUP, INC.**  
Engineering Answers

VILLA RIALTO PHASE II  
7820 E. BASELINE ROAD  
MESA, AZ

PRELIMINARY PLAT

| No. | Revision   | Description | Date |
|-----|------------|-------------|------|
|     | 2013.10.04 |             |      |
|     | 08/03/16   |             |      |

Designed By: MLL  
Drawn By: MLL  
Scale: 1" = 20'  
Sheet: 2 of 2

ARIZONA BLUE STAKE  
CALL TO INSPECT ANY  
SURVEY FOR  
DIAL 811 OR  
602-263-1100  
1-800-STAKE-IT  
(central time zone only)

8/3/2015 12:11 PM K:\Projects\2013\1104\PrePrel\PLAT\2013-1104-PT-1200.dwg  
Matt Lundberg